

**COLUMBUS BOARD OF ZONING APPEALS
123 WASHINGTON STREET
COLUMBUS, INDIANA**

The Columbus Board of Zoning Appeals met at 6:30 p.m., July 22, 2003 in the Council Chambers, second floor of City Hall, 123 Washington Street, Columbus, Indiana for its monthly meeting.

Members Present: David Fisher, Mary Ferdon and Fred Stadler

Staff Present: Roger Hunt; Planning Director; Alan Whitted, Deputy City Attorney; Thom Weintraut; Laura Thayer; Marcus Hurley and Judith Walters

Mr. Fisher opened the meeting with a brief explanation about the Board and its responsibilities.

Proof of advertising for all cases was confirmed. The petitions and staff comments are a permanent record at the Planning Department.

The attending members and alternate to the Board of Zoning Appeals appointed Mr. Fisher as acting chairman for the meeting tonight.

Mr. Whitted administered the oath to all people who will offer information for the cases tonight.

DOCKET NO. C/DS-03-06 – RICKY ROBINSON

A request to allow a horse on a parcel that is less than 5-acres in an Agriculture District. The property is located at 1402 S 475 W.

Rick Robinson gave his name for the record.

Mr. Hurley read the ordinance as it relates to having horses and stables in the AG District. He said cattle had been raised on the 4.59 acre property prior to the ownership of Mr. Robinson, and is now for sale. A prospective buyer is interested in having a horse, but the property doesn't meet the ordinance requirements. He read the staff report into record noting the Criteria have been met. He said a condition must also be met that requires the driveway to meet the requirements set forth in a letter from the county engineer.

The staff photographs were presented.

DISCUSSION: shrubs that block view of driveway belonging to an adjoining property owner; fencing; existing barn with stalls; neighbors have animals.

The meeting was opened for public comment.

Martin Hey said he owns the large piece of property behind several properties on 475W, including the Robinson property that he plans to develop. He is against the request and said that having horses near his property will make it hard to develop and affect the sale of the lots. He said he will seek annexation for his property when developed.

Ms. Ferdon said some people enjoy horses.

DISCUSSION: restrict request to the current owner and number of horses; comprehensive plan is AG for the area; rezoning to residential wouldn't allow animals; some lots are large enough for horses.

Mr. Robinson said there is sufficient acreage for a horse and he said he wasn't aware of the proposed land development behind his property.

The meeting was closed to the public.

Mr. Robinson said the neighbors have large pine trees and weeds. The county usually cuts the weeds. He said he could ask the neighbor to cut one of the trees for safety issues with the driveway.

Mr. Hurley said that since the pine trees are in the right-of-way, Mr. Robinson could go to the County Highway Department about them.

Mr. Weintraut said five rabbits are less intrusive than one or two horses when considering the amount of animals to be allowed.

Mr. Robinson said there wouldn't be a need for more than three horses at any one time.

Ms. Ferdon moved for approval of **C/DS-03-06**, including the provisional findings with the following conditions: the driveway must be approved by the County Highway Engineer; a maximum of three horses or animals would be permitted at one time; the horses would be allowed as long as the property is zoned AG; and the approval is for the current owner or the future owner.

Mr. Stadler seconded the motion that passed by a 3-0 vote.

It was decided to continue the findings of fact; election of officers; and minutes until the next meeting.

Mr. Hurley announced that there was no Hearing Officer Meeting in July.

The meeting was adjourned at 7:15 p.m.

David Fisher, Acting Chairman

Mary Ferdon, Acting Secretary

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